



COMMITTEE MEMORANDUM

TO: Commissioner Matti Bower, Chairperson
Commissioner Luis R. Garcia, Jr., Chairperson

Members of the Ad Hoc Condominium Reform Taskforce

Alex Annunziato – Appointed by Commissioner Matti Bower
Nina Baliga – Appointed by Commissioner Luis R. Garcia, Jr.
Frank Del Vecchio – Appointed by Vice-Mayor Richard Steinberg
Joe Fontana – Appointed by Commissioner Saul Gross
Michael C. Gongora – Appointed by Vice-Mayor Richard Steinberg
Calvin Kohli – Appointed by Commissioner Saul Gross
Luis Maseda – Appointed by Commissioner Jerry Libbin
Milli Membiela – Appointed by Commissioner Simon Cruz
Barbara Montero – Appointed by Commissioner Jerry Libbin
Maria Elena Negrin – Appointed by Commissioner Luis R. Garcia, Jr.
Rocio Sullivan – Appointed by Commissioner Simon Cruz
Stevan M. Zaiman – Appointed by Commissioner Matti Bower
Morris Sunshine- Appointed by Mayor David Dermer
Justo Gomez- Appointed by Mayor David Dermer

FROM: City Manager, Jorge M. Gonzalez

DATE: March 21, 2006

SUBJECT: Meeting of the Ad Hoc Condominium Reform Taskforce

A meeting of the Ad Hoc Condominium Reform Taskforce has been scheduled for March 21, 2006 at 6:00PM in the City Manager's Large Conference Room.

AGENDA

1. Minutes of the March 14, 2006 Ad Hoc Condo Reform Taskforce
2. Report by City Attorney's Office on how to address the following recommendation:

Amend the City's Occupational Code Provisions—Provisions could be considered that would require condominium associations, at license renewal, to provide confirmation that all unit owners have been provided notice of all code violations in the building's common areas.

JMG/TH/DM

F:\cmgr\SALL\LUPITA\CONDO REFORM TASKFORCE\03212006 Agenda.doc



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

MEMORANDUM

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: March 21, 2006

SUBJECT: **MINUTES OF THE AD HOC CONDOMINIUM REFORM TASKFORCE MEETING OF MARCH 14, 2006**

The meeting of the Adhoc Condominium Reform Taskforce was held on Tuesday, March 14, 2006. **The attendees were as follows:** Taskforce members Commissioner Luis R. Garcia, Jr., Frank Del Vecchio, Joe Fontana, Michael C. Gongora, Calvin Kohli, Barbara Montero, Justo Gomez, Morris Sunshine, Maria Elena Negrin, Rocio Sullivan and Stevan M. Zaiman
Absent: Commissioner Matti H. Bower, Nina Baliga, Alex Annunciato, Luis Maseda, Milli Membiela

City Staff: Dolores M. Mejia, City Manager's Office; Rhonda Montoya-Hassan, City Attorney's Office; Richard Lorber, Planning Department

Meeting began at 6:00 pm.

OLD BUSINESS

1. Existing sections of the City Code licensing and/or occupancy requirements in the City Code for condominiums – City Attorney's Office

Motion made by Michael Gongora, Seconded by Joe Fontana: Item (5) from Memorandum from Debbie Turner: **Amend the City's Occupational Code Provisions**—Provisions could be considered that would require condominium associations, at license renewal, to provide confirmation that all unit owners have been provided notice of all code violations in the building's common areas. The City Attorney's Office, along with the Planning Department, to review and provide a proposal on how to best accomplish Item (5) in the memo.

Amendment offered by Frank DelVecchio.

Include the following items approved in last meeting, to also disclose the following:

- 2-date of 40 year recertification requirement
- 3-accounting of the status of the capital replacement and repair reserve fund
- 4-current capital contracts in effect
- 5-any litigation respecting the premises
- 6-listing of all outstanding municipal or contractor liens
- 7-any current approved municipal occupational license and use for the premises

Amendment rejected by Michael Gongora.

Vote: 15-0

City Attorney's Office directed by Taskforce to research whether or not items 2-7 of Mr. DelVecchio's proposal are legally acceptable and can also be included.

Motion: Make Mr. DelVecchio's request the only agenda item for the next taskforce meeting on 3/21/06.

Vote: 15-0

Request by Rocio Sullivan that the City Attorney's Office provide a report on how the lien search can be modified or changed to include the premise/unit can be used.

Agenda item for future meeting: Discussion regarding TCO's for condominiums (Barbara Montero)

2. **City Attorney's Memorandum dated January 23, 2006; #4 (Urge the Legislature to Strengthen the Condo Act) Items (a) – (f)**
No discussion held.

NEW BUSINESS

3. **Minutes of the February 21, 2006 Ad Hoc Condo Reform Taskforce**

Motion made by Frank Del Vecchio to adopt the minutes with correction made to page 4 of 7 to attribute comment made by Joe Fontana and changes to Item #6 as requested by the City Attorney's Office. He requested that criticism of the minutes be recorded. Seconded by Joe Fontana.

Amendment offered by Morris Sunshine and accepted by the maker of the motion: Request that the Administration prepare minutes from this meeting forward in a more abbreviated manner like bullets, with only the motions and results under each item; not like transcripts.

Vote: 15-0

4. **Action the City can take, respecting condominium conversions and existing condominiums, to identify and require upgrades—City Attorney's Office**
Item not reached. To be discussed at a subsequent meeting.

5. **Discussion of guest speaker and workshop scheduled for March 21, 2006**

Request for Workshop to be televised. Administration to handle.